

FINAL

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Kirshbaum, Raphael, Building
other names/site number R. Kirshbaum Company

2. Location

street & number Northwest corner of Columbia and W. Pearl N/A not for publication
city, town Union City St. N/A vicinity
state Indiana code IN county Randolph code 135 zip code 47390

3. Classification

| | | | |
|--------------------------------------------------|-------------------------------------------------|-------------------------------------|----------------------------|
| Ownership of Property | Category of Property | Number of Resources within Property | |
| <input type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) | Contributing | Noncontributing |
| <input checked="" type="checkbox"/> public-local | <input type="checkbox"/> district | <u>1</u> | <u> </u> buildings |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | <u> </u> | <u> </u> sites |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | <u> </u> | <u> </u> structures |
| | <input type="checkbox"/> object | <u>1</u> | <u>0</u> objects |
| | | | <u> </u> Total |

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Juan T. Costello 4-9-90
Signature of certifying official Date
Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE: Department store

Current Functions (enter categories from instructions)

Work in Progress

7. Description

Architectural Classification

(enter categories from instructions)

LATE VICTORIAN: Italianate

Materials (enter categories from instructions)

foundation STONE: Limestone

walls BRICK

METAL: Tin

roof ASPHALT

other GLASS

Describe present and historic physical appearance.

The Raphael Kirshbaum Building is located at the northwest corner of Pearl and Columbia Streets in the central business district of Union City, Randolph County, Indiana. It achieved its present configuration during the 1870s. The main portion of the brick building is rectangular, has three stories on top of a full basement, and is covered with a dual pitched roof with asphalt shingles. The front (east) elevation features Italianate detailing. At the west end of the north elevation is a two story brick addition. A one story brick extension runs across the rear (west) elevation giving the overall building an L shape.

The main portion of the building sits on basement walls of roughcut, regular coursed ashlar. The building achieved its present design c.1876 when Raphael Kirshbaum created one uniform facade out of two adjoining buildings. The exterior of the first floor of the front elevation features a large, center display window flanked by two recessed entrances (see photo 1). The glazed doors are surrounded by plain wood trim, dual side lights, and transoms. The outside entryways retain their original hexagonal tiles. Large display windows flank the outer sides of the entrances. A third entrance at the north end of the building is currently blocked off with plywood. This entrance leads to a narrow, wooden, closed stairway to the second floor. A multi-light prismatic glass transom stretches above the display windows and entrances. Decorated wood pilasters adorn each end of the building. A cornice with dentils runs above the pilasters and transom. At the center of this cornice was a mantel piece with the name "Kirshbaum", but it was removed prior to 1915. Five fluted metal columns provide structural support for the upper stories. Two of these columns flank either side of the central display window (see photo 2). Two poles are in either corner of the south display window and one is in the south corner of the north display window.

Above the first floor, the exterior wall is of running bond brick. The windows of both floors share the same details and placement. There are eight bays on each floor creating a three/two/three projection. These windows are narrow and have rounded arch sashes with Gothic arch hoodmoulds of pressed tin. The other windows are wider and have Gothic arch openings and pressed tin hoodmoulds (see photo 3). "Kirshbaum" is written above the center windows of the third floor. A metal cornice with a wide overhang supported on brackets runs across the top of the exterior wall. This cornice originally had a See continuation sheet pediment but it was removed sometime between 1906 and 1930.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

ARCHITECTURE

COMMERCE

Period of Significance

1876 - 1940

Significant Dates

1876

1895

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Raphael Kirshbaum Building is eligible for the National Register under criteria A and C as a significant example of an 1870s Italianate commercial building in Union City, Indiana, and for its long association with the commercial activity of the town. With its bracketed cornice and Gothic arch window openings and hoodmoulds, the front (east) facade retains much of its architectural integrity from the 1870s. The interior of the building retains much of its integrity with the exception of the addition of modern lights and an "HVAC" system. The Kirshbaum name was associated with the building from 1870 to 1977, first as a dry goods store operated by Raphael Kirshbaum and then as a department store owned by United Department Stores but still operated under the Kirshbaum name.

The period of significance for the Raphael Kirshbaum Building is 1876-1940. The main facade obtained its major design features in 1876 after Kirshbaum remodeled two storefronts into one. It has retained much of its architectural integrity since that date. The Kirshbaum Building became a fixture in downtown Union City. The local commercial importance of the firm is demonstrated by its longevity (over 100 years of continuous business) and its expansion through the 1880s and 1890s. Few, if any, local business can lay claim to a similar period of operation.

Union City was platted in 1849 at a site where five railroads were to cross the Ohio line into eastern Indiana. The first line reached the town site in 1852. This road, the Dayton and Union Railroad, linked Indianapolis with central Ohio. In January 1853, the Indianapolis and Bellefontaine reached Union City. This line gave Indiana its first direct link to major cities on the East Coast. This access to eastern markets would be of particular importance to Union City merchants. Other lines reached the town in 1856 and 1867. The town soon became a regional transportation hub. Railroad employees numbered approximately 150 and travelers from 16 daily passenger trains spent the night or arrived and departed from Union City. This activity was a boom to the economic development of the town.

See continuation sheet

9. Major Bibliographical References

Bogle, Victor M., "Railroad Building in Indiana, 1850-1855,"
Indiana Magazine of History 58 (September 1962): 211-232

Hoffman, Stephan and Brad Wilkes, "National Register of Historic
Places Inventory - Nomination Form for the Union City Passenger
Depot," Indianapolis, Indiana: Division of Historic Preservation
and Archaeology, 1982.

Jones, Merrill A. and Associates, Inc., A Feasibility Study of the
Kirshbaum Building, Greenwood, Indiana: [n.p., n.d.].

Kirshbaum, 1865-1915 [n.p.], 1915.

Randolph County Deed Records, Randolph County Courthouse,
Winchester, Indiana.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67)
has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings
Survey # _____
- recorded by Historic American Engineering
Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

National Register files

10. Geographical Data

Acreage of property Less than one acre

UTM References

A 16 686560 4451910
 Zone Easting Northing

C _____

B _____
 Zone Easting Northing

D _____

See continuation sheet

Verbal Boundary Description

Lot number forty-three (43) in the City of Union
City and bounded and described as follows: Commencing at the southwest
corner of said lot and running thence east forty-six (46) feet and
three (3) inches; thence north one hundred and twenty (120) feet,
thence west at a right angle thirty-one (31) feet; thence north parallel
with the west line of said lot sixty-five (65) feet to the north line

See continuation sheet

Boundary Justification

The boundaries for the Kirshbaum Building are those historically
associated with the property.

See continuation sheet

11. Form Prepared By

| | | |
|-----------------|--------------------------------------------|--------------------------------------------|
| name/title | <u>Ted Leahey</u> | <u>Indiana-Ohio, Inc.</u> |
| organization | <u>Preservation Society of Union City,</u> | date <u>March 12, 1990</u> |
| street & number | <u>714 West Oak Street</u> | telephone <u>317/964-5370</u> |
| city or town | <u>Union City</u> | state <u>Indiana</u> zip code <u>47390</u> |

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The south elevation is of common bond brick. There are three windows on the first floor, five on the second, and six on the third. All have plain stone sills and lintels. At the east corner of the first floor is a large display window with decorative detail similar to the display windows on the front facade. A wood cornice at the roof line which wrapped around to the west elevation was removed c. 1980.

A tall brick chimney is attached near the south corner of the west elevation. On the third floor are three rectangular window openings and two such openings on the second floor. All have stone sills and lintels. Attached to the first floor is the one story brick extension constructed c.1895 (see photo 4). It rests on a roughcut ashlar foundation with a smooth stone water course. The wall is of running bond brick. Toward the west end of the south elevation is an entrance with double doors, transom, and stone lintel. This elevation also has three rectangular window openings with stone sills and lintels. Two courses of vermiculated stone run across the wall creating continuous lines with the sills and lintels. Decorative brickwork highlights the wall just below the roofline. "KIRSHBAUM CO" is engraved in a rectangle near the west end. Staggered corbelling is at the top of the wall. The north elevation of this extension has four window openings with segmental arches capped by radiating voissior. The west window was originally an entrance but was converted at a later date. The extension has a metal, standing seam, flat roof with a skylight (see photo 5).

At the west end of the north elevation is a two story brick addition approximately 20' x 30' and constructed c.1880s. It extends approximately 10' beyond the south elevation of the three story building. Not much of this addition is visible as it is mostly surrounded by the adjacent building to the north (see photo 6). On the second story, there are two double hung windows with segmental arch openings on the south elevation and one double hung window on the north. This elevation also has one double hung window with a segmental arch opening on the first floor. This addition has a flat roof.

The interior of the first floor consists of one large room divided in half by an arcaded wall with five arches supported by four metal columns. The arcaded wall reflects Kirshbaum's conversion of two smaller buildings into one large building. On the south side of the west end of the arcaded wall is a large, two run, closed string, open stairway (see photo 17). Attached to the left side of the stairs is a wood balustrade. It has square newels with chamfered corners and turned balusters. The wall area below the stair string is covered with paneled wood wainscoting. This stairway is the most significant

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architectural feature in the interior of the building. The interior of the one story extension is composed of one large room. There are six square wooden posts with chamfered corners supporting the ceiling. The first floor of the two story addition has several small rooms including two bathrooms, an elevator shaft (installed in the 1950s), and a stairway leading to the basement.

The second floor of the main building is divided into two large rooms. There is a slight incline in the floor heights between the rooms reflecting the joining of the two buildings. At the west end of the south room is a curved balustrade at the top of the open stairwell from the first floor (see photo 20). It has detailing similar to the balustrade along the stairway. The westernmost opening between the two rooms has a segmental arch opening and plain wood trim. An enclosed stairway is located on the north side of the center partition toward the east end of the building. The second floor of the two story addition has two rooms plus a stairwell landing and an elevator shaft.

The third floor has six small rooms of various sizes toward the east end of the building. Two large lodge rooms comprise the rest of the interior space. The rooms have wood paneled doors topped with transoms. They are surrounded by plain wood trim and topped with a cornice (see photo 25). Some of the windows also have cornices; others are surrounded by the plain trim only. Baseboards vary in width.

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In 1865, Raphael Kirshbaum arrived in Union City and opened a dry goods store on Columbia Street one block north of the railroad tracks. Kirshbaum called this store the "Bee Hive." Kirshbaum was a Jewish immigrant from Bavaria. He arrived in the United States in 1858 and opened a dry goods store with his brother in Portland, Indiana. He retained an interest in that venture after moving to Union City. In 1870, Kirshbaum moved his business one door south. He purchased the building in 1872. As his business became more successful, he was able to purchase the building to the south in 1876. In that year, Kirshbaum created one uniform facade out of the two adjoining buildings and included interior connections. With its three stories, large bracketed cornice, and Gothic window detailing, the Kirshbaum Building became a focal point of Union City's commercial architecture.

Kirshbaum's business thrived on the patronage of railroad employees, travelers, and a sizeable market from the bi-state area surrounding Union City. His success grew from his ability to offer his merchandise at low prices by paying cash and purchasing in volume from eastern suppliers. Kirshbaum engaged in both the wholesale and retail trade and offered a large assortment of dry goods, clothing, hats, carpets, and dress material. The store's success required the construction of a small two story addition at the west end of the north elevation c.1880. By the early 1880s, Kirshbaum employed approximately twenty-five people as clerks and tailors. At the same time, he was able to continue his interest in the Portland store, as well as in a third dry goods store in Hartford, Indiana. According to the Randolph County Court Records, Raphael and his wife Flora organized the R. Kirshbaum business into a stock company in 1890.

In 1895, the R. Kirshbaum Company purchased a one-story building on the lot immediately west of the dry goods store. Kirshbaum enlarged this building, connected it to the main building, and added the name "KIRSHBAUM CO." to the west end of the south elevation. This elevation also features decorative brick work below the roof line, a design element typical of the era.

In 1915, the R. Kirshbaum Company celebrated fifty years of continuous operation. A brochure printed for the occasion featured a prosperous business with a womens and mens clothing department, a shoe department, and a carpet department. A photograph shows ten women and ten men as managers and employees. Kirshbaum had discontinued the tailoring business as twentieth century tastes and lifestyles demanded ready-to-wear clothes. The one story extension to the rear of the building was mostly devoted to the shoe department.

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With the decline of the railroads in the 1950s, Union City also met with some economic setbacks. Several community landmarks associated with the town's economic growth of the late nineteenth and early twentieth centuries were lost during this era. These included the Branham Hotel, the Grand Theater, Governor Gray's mansion, and the railroad roundhouse.

Another significant change occurred in 1959. That was the year that United Department Stores bought the Kirshbaum Company and the building passed out of the hands of the Kirshbaum family. The store continued under the Kirshbaum name until 1977 when the business ceased operation. This brought an end to 107 years of continuous operation of a commercial establishment at the same location.

In 1977, Irwin Jaeger bought the Kirshbaum Building at public auction. He sold it to the City of Union City in 1980. The City hoped to revitalize the building for city offices but due to economic circumstances, it was unable to do so. On November 30, 1988, a group of concerned citizens interested in preserving the Raphael Kirshbaum Building formed the incorporated non-profit Preservation Society of Union City, Indiana-Ohio. It is the hope of the Society to restore and preserve the building and to pass on to future generations the historical and architectural significance of this community landmark. They have initiated this plan by having an architectural firm produce blueprints and bid documents for the building's renovation.

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Randolph County Transfer Records, Randolph County Courthouse,
Winchester, Indiana.

Tucker, Ebenezer, History of Randolph County, Indiana,
Chicago: A. L. Kingman, 1882.

"Union City Landmark, Kirshbaum Building to be Revitalized,"
Muncie (Indiana) Star, 2 March 1980.

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Verbal Boundary (continued)

of said lot; thence west fifteen and one-fourth (15 1/4) feet; thence south one hundred and eighty-five (185) feet to the place of beginning; also part of lots forty-one (41) and forty-two (42) in the original plat of the town of Union City, now City of Union City described as follows: commencing at the southeast corner of said lot forty-one (41); thence northwardly on the east line of said lot forty-one (41), forty-five (45) feet; thence westwardly, parallel with the south line of said lots fifty-nine and one-half (59 1/2) feet; thence northwardly parallel with the west line of said lot forty-two (42), twenty (20) feet; thence westwardly parallel with said south line, thirty-three (33) feet to the said west line; thence southwardly on said west line, sixty-five (65) feet, to the southwest corner of said lot forty-two (42), and thence eastwardly on said south line ninety-two and one-half (92 1/2) feet, to the place of beginning.